



# TOWN OF MILLIS

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## MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

### Meeting Minutes

7:00 PM, Monday, September 27, 2021

Room 130

Present were members: Peter Koufopoulos, Wayne Carlson, Don Rivers, and Bonnie MacDonald.

### **Public Hearing: 32 Pollard Drive:**

The Chairman called the hearing to order at 7:00 pm

A petition was filed by Karen Squier, for property located at 32 Pollard Drive Map #32, Parcel # 42 and RV Zone. The applicant seeks a 1,700 sq. ft. area variance and a 15 ft. frontage variance to be in conformance with the requirements of a two-family residence in the residential village zoning district. Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on Monday, September 27, 2021. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials. Notice of the hearing was posted in the Veterans Memorial Building.

Mr. Koufopoulos read the Notice of Hearing and noted that abutters had been notified, the notice of hearing has been advertised.

There was not any additional correspondence entered into the record.

The petitioner Ms. Squier was present.

The petitioner explained that a 1,700 sq. ft. area variance and a 15 ft. of frontage variance to be in conformance with the requirements of a two-family residence in the residential village zoning district.

There were several abutters present to oppose the petition.

Acting on a motion made by Mr. Carlson and seconded by Mr. River, the Board voted unanimously to close the public hearing.

Acting on a motion made by Mr. Carlson and seconded by Mr. River, the Board voted to grant a 1,700 sq. ft. area variance and a 15 feet of frontage variance to be in conformance with the requirements of a two-family residence in the residential village zoning district.

The vote was **4 to 0 to Deny Variance.**

The Millis Zoning Board of Appeals finds:

**FINDINGS:**

1. The Board makes the following findings relative to the requirements of a Variance:
  - a. The Board finds that the granting of this variance will cause a detrimental hardship to the neighborhood.
  - b. This variance could be inconsistent with the character of the neighborhood.

**Public Hearing 808 Main Street:**

The Chairman called the hearing to order at 7:00 pm.

By application filed with the office of the Millis Town Clerk, the petitioner, John Kucich – Bohler Engineering for property located at 808 Main Street, Map#24, Parcel #3, C-V Zone. The petitioner is seeking a finding to allow the 20 -foot minimum side and rear parking setback to be reduced to 4.2 to match the existing nonconformance to reconstruct the existing McDonald’s restaurant for associated improvements for a new restaurant. The applicant is also looking for a variance for two additional wall signs for the new McDonald’s at 808 Main Street, Map #24, Parcel #3, C-V Zone will not be more detrimental to the neighborhood. Notice of the application was published in the Milford Daily News. A public hearing in accordance with said notice was held on September 27, 2021, at 7:00 p.m. in the Veterans Memorial Building, Room 130. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials. Notice of the hearing was posted in the Veterans Memorial Building.

The Notice of Hearing was read. Mr. Koufopoulos noted that abutters had been notified, the notice of hearing had been advertised and no correspondence had been received.

The applicant explained that they are seeking a finding to allow the 20 -foot minimum side and rear parking setback to be reduced to 4.2 to match the existing nonconformance to reconstruct the existing McDonald’s restaurant for associated improvements for a new restaurant. The applicant is also looking for a variance for two additional wall signs for the new McDonald’s at 808 Main Street, Map #24, Parcel #3, C-V Zone will not be more detrimental to the neighborhood.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted unanimously to close the public hearing.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted unanimously to make a finding to allow the 20 -foot minimum side and rear parking setback to be reduced to 4.2 to match the existing nonconformance to reconstruct the existing McDonald's restaurant for associated improvements for a new restaurant McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone will not be substantially more detrimental to the neighborhood than the pre-existing non-conformity. (Approved 4-0).

The Board also made another motion Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted unanimously to grant a variance for two additional wall signs for the new McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone. (Denied 4 to 0)

The Millis Zoning Board of Appeals finds:

1. The current restaurant is currently pre-existing and non-conforming.
2. The request is not unreasonable and would be of benefit to the general community.
3. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeal votes unanimously finding under Section IX non-conforming uses, structures and extension and alteration to make a finding to allow the 20 -foot minimum side and rear parking setback to be reduced to 4.2 to match the existing nonconformance to reconstruct the existing McDonald's restaurant for associated improvements for a new restaurant McDonald's at 808 Main Street, Map #24, Parcel #3, C-V Zone raze the existing McDonald's restaurant, rec Zone which will not be substantially more detrimental to the neighborhood than the pre-existing non-conformity.

The Millis Zoning Board of Appeals finds:

- The applicant needs to comply with the Town of Millis sign bylaw.

### **Continuation Public Hearing 232- 248 Main Street, Map #27, Parcel # 50, 68 and 69, R-S Zone.**

A petition was filed by 232-248 Main Street LLC for property located at 232-248 Main Street, Assessor's Map #27, Parcel # 50, 68, and 69, R-S Zone. The applicant is seeking a Comprehensive Permit Chapter 40 B to redevelop the site into 48 (12 affordable) apartment homes in 3 buildings.

The applicant was present and explained that all the comments from BETA have been addressed. There does need to be response from the Fire Department. The BETA Consultant was present at the meeting. It was discussed that the items which may need further clarity can be incorporated into conditions.

The hearing was closed and it was recommended that a favorable decision be written.

**Adjourn:**

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to close the public hearing.

Respectfully Submitted,

Amy Sutherland